

Minutes
March 3, 2016
North End - Huntington Heights Architectural Review Board

Members present:

Karl Dahlen, Norwood Groce, Carolyn Hughes, Mary Kayaselcuk, Gardner Snead, Phil Shook

Members Absent: Russell Beck

Staff present: David Watson

The meeting was called to order at 6:00 PM.

Minutes of the December 3, 2015 meeting were reviewed and approved.

New Business

COA-16-284 Dawn Stahmer. 327 56th Street. The request is for the retroactive approval of wood safety railings. The railings will be painted when the preserved wood cures. The Board reviewed the Guidelines and noted that the rails as built would need a trim board installed on the outside of the pickets, top and bottom, on both rails. The applicant agreed to install these trim boards.

Ms. Kayaselcuk made a motion to approve the COA request modified to include the installation of trim boards on the outside of the pickets.

Mr. Dahlen provided the second.

Aye: 6

Nay: 0

COA-16-285 Robert McDonald 6929 Huntington Avenue. The requested COA will allow the construction of a 1.5 story garage that will incorporate the footprint of a condemned garage structure that will be demolished. Staff noted that the location of the proposed garage met the setback requirements for accessory structures in the R3 single-family zoning district. The board reviewed the guidelines for accessory structures.

The Board noted that the proposed 12/12 pitch roof would result in a structure out of scale with the surrounding structures in the vicinity. The applicant was asked to consider a 10/12 pitch roof, and the applicant agreed to the request. The windows were noted to be 6/6 GBG double-hung with one located on the eaves above the roll door, and the second on the wall facing the primary dwelling. The roll doors will be six-panel colonial grid with the top row of panels replaced with glass.

The Garage shall have a 10/12 pitch roof and a 6/6 GBG double-hung window above the eaves over the roll doors and on the side wall facing the primary dwelling. The roll doors will be 6-panel colonial grid with the option of the top row of panels to be replaced with translucent window glass. The roof shingles shall match the roof on the primary structure. Siding shall match the primary dwelling.

Mr. Groce made the motion to approve the COA for a garage that shall have a 10/12 pitch roof and a 6/6 GBG double-hung window above the eaves over the roll doors and on the side wall facing the primary dwelling. The roll doors will be 6-panel colonial grid with the option of the top row of panels

to be replaced with translucent window glass. The roof shingles shall match the roof on the primary structure. Siding shall match the primary dwelling.

Mr. Snead provided the second.

Aye: 6

Nay: 0

New Business

Andy Beal, owner of the property located at 343 57th Street addressed the Board requesting a preliminary review of renovations for his property. Mr. Beal anticipates submitting an application reflecting the Board's input for the April meeting. Mr. Beal reviewed his plans that include the replacement of siding, windows and doors. He also apologized for starting the work prior to acquiring Board review, noting that he was unaware that he was in an historic district. The Board noted that slider style windows were not appropriate for the Craftsman style home, and recommended double hung windows instead. The Board noted that the proposed vinyl cedar shake siding on the upper story would be appropriate. Mr. Beal thanked the Board for their input and noted that he looked forward to presenting his application in April.

Election of officers

Ms. Kayaselcuk nominated Mr. Shook for Chairman. Mr. Dahlen provided a second.

Ms. Kayasecuk then nominated Mr. Snead for vice-chairman. Mr. Dahlen provided a second.

Both offices were voted on in a single vote.

Aye: 6

Nay: 0

The meeting adjourned at 7:15 PM.